



PLAZA 3000

3000 N Federal Highway, Ft. Lauderdale, FL 33306

EXECUTIVE SUMMARY

Property Type	Retail/Office Building
Sale Price	\$1,275,000
Building SF	2,531 SF
Zoning	B-1
Frontage Street	US-1 & Oakland Park Blvd

LOCATION DESCRIPTION

Located on east side of Federal Highway just south of Oakland Park Blvd, this property sits along the 2nd busiest intersection in Broward. 1.5 miles to the beach and 2.5 miles to I-95, the site offers easy access to all of South FL and great visibility.

SPACE DESCRIPTION

Prime 2,531 SF property at 3000 N Federal Hwy. The 2nd floor (1,231 SF) is leased to Black Honey Tattoo with ~8 years left, generating strong income. The 1st floor (1,231 SF) is vacant, perfect for office lease or owner user. Located at a busy intersection with excellent visibility, this property allows backlit signage, offering unbeatable exposure in a high-traffic area. Ideal investment or owner-user!

DEMOGRAPHICS Within 5 mi Radius

- \$88,548
Avg. Household Income
- \$1.09 T
Consumer Spending
- 266,397
Daytime Population
- 88,000
VPD at US1 & Oakland Park Blvd
- 100 Parking
Ample surface parking

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HIGHLIGHTS

- Unimpeded visibility to Federal Hwy, offering an excellent opportunity for street traffic.
- Located on US-1/Federal Hwy with High Traffic Counts
- One of only two storefronts in diversified retail/office plaza with frontage and signage on US-1/Federal Hwy
- Recently remodeled with new Impact Glass Windows, New Roof, New Electrical Systems, New A/C.



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